113.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,000 / 709,000
					USE VALUE:	709,000 / 709,000
					ASSESSED:	709,000 / 709,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIXON DANIEL A/ANNE W
Owner 2:	
Owner 3:	
Street 1:	118 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KACHUYEVSKI ANGELA/YEVGENI -
Owner 2:	-
Street 1:	118 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,016 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1856 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4016.000	330,700		378,300	709,000
Total Card	0.092	330,700		378,300	709,000
Total Parcel	0.092	330,700		378,300	709,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.00 | /Parcel: 382.0

Legal Description

User Acct 72469

GIS Ref

GIS Ref

Insp Date 11/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 113.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,900	0	4,016.	378,300	620,200	620,200	Year End Roll	12/18/2019
2019	101	FV	210,700	0	4,016.	372,900	583,600	583,600	Year End Roll	1/3/2019
2018	101	FV	210,700	0	4,016.	286,500	497,200	497,200	Year End Roll	12/20/2017
2017	101	FV	210,700	0	4,016.	270,200	480,900	480,900	Year End Roll	1/3/2017
2016	101	FV	210,700	0	4,016.	248,600	459,300	459,300	Year End	1/4/2016
2015	101	FV	199,300	0	4,016.	232,400	431,700	431,700	Year End Roll	12/11/2014
2014	101	FV	199,300	0	4,016.	214,000	413,300	413,300	Year End Roll	12/16/2013
2013	101	FV	199,300	0	4,016.	214,000	413,300	413,300		12/13/2012

!8801!

PRINT

Date	Time
12/10/20	23:20:42

LAST REV

Date	Time
06/25/20	09:42:25
danam	
8801	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KACHUYEVSKI ANG	45283-410		5/31/2005		442,000	No	No		
MC LANE GORDON	34921-435		2/27/2002		310,000	No	No		
	9663-172		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2019	343	Addition	184,600	O				
5/12/2015	482	Re-Roof	6,000					
12/21/2011	1884	Manual	4,230					air sealing & insu
7/10/2007	542	Redo Bat	4,200	C				
12/1/1992	620	Manual	1,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2020	Permit Visit	DGM	D Mann
11/12/2018	MEAS&NOTICE	HS	Hanne S
6/2/2015	Permit Insp	PC	PHIL C
12/10/2008	Meas/Inspect	345	PATRIOT
12/8/2005	MLS	HC	Helen Chinal
5/16/2002	MLS	MM	Mary M
3/17/2000	Inspected	263	PATRIOT
2/8/2000	Measured	263	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72469
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4016		Sq. Ft.	Site		0	70.	1.35	6									378,337						378,300	

Total AC/HA: 0.09219 | Total SF/SM: 4016 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,337 | Spl Credit | Total: 378,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21573269
Const Adj.:	0.98000199
Adj $ / SQ:	148.928
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406324
Depreciation:	75576
Depreciated Total:	330747

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

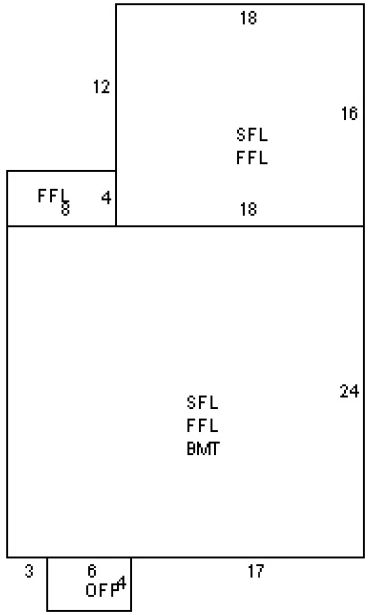
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.93
Special Features:	0	Val/Su Net:	132.07
Final Total:	330700	Val/Su SzAd	178.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	944	148.930	140,588
SFL	Second Floor	912	148.930	135,822
BMT	Basement	624	44.680	27,879
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,504			Total:	305,324
Size Ad	1856	Gross Are	2504	FinArea	1856

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	